



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #11050620



PRICE: \$169,900

LOCATION:

DOWAGIAC, MI

Address : 601 Sunnyside Drive, Dowagiac MI 49047
Approx Sq Ft : 1,458' (O.D.)
Lot Size : Corner Lot: 117' on Sunnyside, 130' across back, By 107' deep (on Prairie Ronde)
Taxes : 2021 \$2,564 (Homestead) w/2021 SEV might be \$3,316+/- estimate only not guaranteed*
Tax ID# : 14-160-205-013-00 (City of Dowagiac)
School District: Dowagiac Union Schools
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : **NEW '19** HVAC nat gas
Possession : At closing
Water Heater : NEW'19 40 gal gas
Sewer : City

Street: Public paved
Siding: Alumn/brick
Walls: Dry Wall
Bsmnt: Full unfinished
Water: City

Approx. Built : **Est** late 1960s/early '70s
1st Bedroom : Master 12 x 14'
2nd Bedroom : 10½ x 12'
3rd Bedroom : 10½ x 11'
Bath : Master Full shower
Bath : Full Tub/shower
Living Room : w/dining 11½ x 25½
Kit/Breakfast : 10½ x 13'
Family Room : 13½ x 15'
Porch : Enclosed 10 x 12'
Entry : 4 x 9½
Pantry : Walk-in 3 x 6'
Fireplace : Brick, wood burning
Garage : 2-Car attached 21½ x 25½

REMARKS: Great location with this spacious ranch home, rear yard enclosed porch, lawn irrigation, NEW HVAC (2019), large full basement with laundry and plenty of room for office, rec room potential. INCLUDED: range, ref., dishwasher, micro wave, toaster oven, washer, dryer, water softener, dehumidifier, garage door remotes if any, all window treatments, all basement & garage shelving, four chairs, e lamp tables, entertainment center, vacuum, large blue rug, large mirror, basement couch, desk, bamboo bar & stools, fireplace heatilator , grate, & tools. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.